

MADISON COUNTY PLANNING DEPARTMENT

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MADISON COUNTY PLANNING BOARD MEETING MEETING MINUTES 3/27/2023

1. **Call to Order:** 6:00 p.m. by President Laurie Schmidt.

2. **Roll Call:**

Members Present: Pat Bradley, Rita Owens, Laurie Schmidt, Darlene Tussing and Betsey Weltner.

Members Virtual: Tamara Millican-Wood, Steve Janzen and John Stowe

Members Absent: Pat Jacobs

Staff Present: Connie Dedrick (Planner III), Kristy Harper (Planner I), Michelle Schriock (Planning Clerk) and Ryan Wolter (IT).

Others Present: Troy Hunter (Ennis Airport).

Others Virtual: Deb Kozisek.

3. **Opportunity for Public Comment for items not on the agenda:** None.

4. **President's Comments:** Schmidt welcomed Troy Hunter, Manager of the Ennis Airport. Schmidt also wanted it to be recognized that there are four (4) vacancies on the Planning Board and it is of deep concern that there seems to be no movement to fill.

5. **Statement of Conflict of Interest/Ex-Parte Communications:** None.

6. **Minutes:** March 6, 2023

**MOTION TO APPROVE MARCH 6, 2023 MINUTES WITH CORRECTIONS MOVED BY TUSSING;
SECONDED BY OWENS. MOTION CARRIED UNANIMOUSLY.**

Bradley asked if there were minutes available from the March 14th and March 15th Board of County Commissioner's meeting yet. Schriock advised that she is currently working on them, they will then be given to the BCC secretary to add to her minutes.

Bradley asked if the Board of County Commissioners received everything for Mile Creek RV Park and Resort for their meeting. Dedrick – yes, they were supplied with everything in the file.

7. **Monthly Report** - Bradley asked that things on the monthly report like Road Name Petitions, Exemption Review Board, etc. could be explained with a bit more detail. Schriock noted this and will make the changes accordingly to the Monthly Reports from this point forward.

Discussed future staffing needs. The need for creating a mission and vision statement for both the Board and the Planning Department. Dedrick – stated that the mission statements would align, but differ, and they can work on this for a future project.

8. Unfinished Business:

- I. **Subdivision Regulations** – Schmidt stated that once the Legislative Session is done, the Subdivision Regulations can be updated with the appropriate changes.
Dedrick – noted that the BCC would like some items removed prior to the end of the Legislative Session.
Bradley- Currently there are land use planning bills that have potential to significantly change Subdivision Regulations. There is a task force for land use planning and the goal should be to change the Subdivision Regulations after April 30th, the end of the Legislative session.
- II. **Growth Policy Survey** – Schmidt asked the Board if they've had time to review the previous Growth Policy Survey and asked for any input.
Weltner – What happens to the data, how is it calculated? Schmidt – a binder of analysis was created with a breakdown of the questionnaire results.
Weltner – There could be a couple of other survey platforms that could be reviewed and looked at as a possible platform for a shorter survey i.e. 'survey monkey'. (i.e. scientific survey, make shorter, zoning questions in survey, etc.)
Discussion: There are pros/cons to zoning, 'end game', issues that generate or constitute zoning.
Millican-Wood – Doesn't the BCC initiate zoning? Dedrick – Part I zoning is citizen initiated, Part II zoning is County initiated, which involves more public involvement. People are more aware of zoning due to all of the current development in Madison County.
Weltner – Asking people what they think helps.
Millican-Wood – Who compiles all of the data from the surveys? Schmidt – The Planning Department Staff did last time.
Millican-Wood – Feels that there are some open-ended questions that should be looked at for revision.
Stowe – Not sure if quantifiable results would come from this survey. Need force-ranking with measurable response. He feels it is important to put together a good survey.
Dedrick – Surveys are shorter nowadays. Rating 1-5 as a general answer to a question. The surveys will be put out both electronically and via USPS mail, so the 'whole audience' of Madison County can be captured. Timing could be as soon as May or June.
Janzen – Concurs with Stowe. Try to hit the whole county audience via mail and electronically.
Does the BCC have oversight? Dedrick – She would bring it to them for approval after PB recommendation. Staff will help compile but also looks at outside help (i.e. outsourcing) for a quicker pace.
Weltner – Some small firms could be more reasonable and quicker.
Bradley – The Planning Department would take the lead? Dedrick – correct but also recruiting a sub-committee (such as Planning Board members, land use planners, experts, etc.)
Owens – Do we have a timeline? Dedrick – Sooner rather than later would be ideal. The goal is to have a draft/sample version for the Planning Board's review by the end of April, it would then go to the BCC.
Bradley – MACo will be of great help to show and help the Planning Department and the Planning Board of how the changes will affect Madison County.

9. Board Functioning:

- I. **1987 Madison County Planning Board Bylaws**
Schmidt just wanted to demonstrate to the board how similar the current bylaws are to the bylaws from 1987. 11 members on the Planning Board has been the long-standing make up as it gives coverage to the entire County. Also, process and procedures for conducting our business are very similar.
- II. **Clarification on Planning Board Statutes**
The Planning Board discussed having a joint meeting with the BCC and the County Attorney. This would be a separate meeting from a regular meeting, but public. Topics of discussion would be statutes, the Planning Board's, Commissioners and Staff roles for consistency. This meeting would be about Title 76.

**MOTION FOR JOINT MEETING WITH THE MADISON COUNTY ATTORNEY AND THE
MADISON COUNTY COMMISSIONERS ON STATE STATUTES REGARDING PLANNING.
MOVED BY OWENS; SECONDED BY TUSSING. MOTION CARRIED UNANIMOUSLY.**

III. Future Board Functioning Topics

Millican-Wood – Do we have time for more subjects given GP survey and subdivision regulations? Schmidt – This agenda item just gives Board members an opportunity to bring up topics and questions on process. She has a list of previous topics that will be provided in the next packet for the April 24, 2023 meeting.


Weltner – Possible topic would be de-brief on Legislative Session.

Bradley – Feels that another training provided by MACo would help with any questions/concerns by new Board Members. Dedrick – As soon as Legislative session is done Karen Alley is planning on having a training session.

10. Planning Board Member Reports: None

11. Adjourned:

The meeting was adjourned at 6:49 p.m.


Laurie Schmidt – President


Michelle Schriock, Secretary

